

## Agenda for Steering Group meeting on Oct. 2<sup>nd</sup> 2017

1. Actions arising from meeting on 18<sup>th</sup> Sept. GH
  - Affordable housing needs survey.
  - Involvement of Amanda Madden.
  - Requirements of NYMNPA.
  - Meeting with Lady Bell.
  - Need for more subjects than one for Plan.
  - Next open meeting.
  
2. Economics of the proposed housing scheme for the Grain Store site. CW
  
3. Consultants Bids. KJ
  
4. Plan of sites within parish. SS
  
5. Next steps.
  - Appoint consultant.
  - Apply for Grant.
  - Continue with chapters of Plan
  
6. AOB

## Steering Group meeting on 2<sup>nd</sup> Oct. 2017. Notes of meeting and actions arising.

In attendance; RE, GH, KJ, CW, HW, SS. Apologies from KW.

### *Actions from meeting on 18<sup>th</sup> Sept.*

1. Amanda Madden had agreed to manage a "mini-survey," designed to obtain an up to date and accurate figure for the number of affordable houses needed by the community. A letter had been dropped into every household asking all those with a need for an affordable home to contact Amanda and make their interest known. The exercise would be entirely confidential and the information held only by Amanda Madden.
2. A letter had also been sent to NYMNPA, asking for guidance on the %age of affordable homes needed in any new property development within the national park. The reply suggested the need for 100% affordable homes, but the point was made that the Grain Store is not within the NYMNPA development hierarchy.
3. The proposed meeting with Lady Bell was postponed until the cost estimates provided by Andrew Garrens of Broadacres could be digested and full understood. See item a, below.
4. The suggestion made by one of the contractors bidding for our consultancy contract,- that our single subject Neighbourhood Plan was at a disadvantage to a multi subject Plan, was tested with Hambleton DC. They pointed to the wording of the Locality Road Map which clearly stated that a N. Plan can be based on one only, or any number of subjects. Our thoughts of revisiting this issue at an open meeting were shelved.

### *Actions arising from the meeting on Monday 02 October 2017*

- a, The economics of developing the Grain Store site.

CW presented his analysis of the cost estimates provided by Broadacres(developers) at the previous meeting. The analysis clearly showed that the "loss" incurred by the developer in building the properties, then selling on the affordable properties to a Registered Housing Provider (RHP) at "half -price", was equivalent to the "gain" enjoyed by the RHP. Also, if the two organisations were owned by the same parent company, the "loss" and "gain" would cancel each other out.

Attempts to obtain an explanation of why the affordable properties were sold at half price, have failed. The Stg Grp. agreed that the pressure to minimise the %age of affordable homes in any scheme was a matter for the developer to pursue. Action. Postpone meeting with Lady Bell.

b, Appointment of a Consultant.

KJ summarised progress to date in finding a contractor who would be able to draw up Design Guides for both villages and also provide assistance to the steering group in writing the Neighbourhood Plan. The bids varied considerably and each made the assumption that we were only beginning the project. They offered "full hands-on" help, or "critical-friend" help. The costs ranged from approximately £2,000 to £28,000. In fairness to the bidders they did not have access to the work that we have carried out and the progress we have made.

Action. We need to pull together of all the "Evidence Base" items collected since day1 of the steering group and put it into an accessible data-base, that can be viewed by the contractors and our community through the parish website. The database should include records of all actions since the designation of the parish as our neighbourhood plan domain, through to the present day. Subjects would include, at least;

The designation process, dates and newspaper cuttings.

The Community Plan of 2013.

History of housing in the parish, 1970's to present day.

Demographics of the community.

Results of housing surveys 2013 and 2016.

Result of "Call for sites" within the parish.

Presentations, feedback, messages, photos etc. from Open meetings.

Notes of the 35, steering group meetings and meetings with HDC and NYMNPA.

Plan of parish showing all potential building sites.

Any others???

CW kindly agreed to pull the information together into an electronic database.

Everyone was asked to send to CW the information held within their own computers or filing systems.

c. Parish plan showing potential building sites.

Suggested additional information was given to S. S for incorporation into the plan.

d. Grant application. Until a contractor has been selected as a consultant, there is no point in applying for the grant that will cover the consultants costs. Action. Delay application.

Next meeting. Monday 30<sup>th</sup> October.

GH 03.10.17